

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Residential use zone to Industrial use zone (only for green category of Industries) in Sy.Nos.126(P) & 131(P) of Malkapur (V), Choutuppal (M), Nalgonda District to an extent of 6070.30 Sq. Mtrs. – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 486,

Dated:09.12.2013.

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No: 100356/MP1/Plg/HMDA/2013, dated 27.05.2013.
2. From the Commissioner of Industries, AP., Hyderabad, Letter No.29/1/2013/12930, dated 26.06.2013.
3. Government Memo. No.4464/I1/2013-3, Municipal Administration and Urban Development Department, Hyderabad, dated 25.10.2013.
4. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No: 100356/MP1/Plg/HMDA/2013, dated 17.09.2013.
5. Government Letter No.4464/I1/2013-4, Municipal Administration and Urban Development Department, Hyderabad, dated 25.10.2013.
4. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No: 100356/MP1/Plg/HMDA/2013, dated 29.11.2013.

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ORDER:

The draft variation to the land use envisaged in the notified Metropolitan Development Plan – 2031 issued in Government Memo 3rd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.537, Part-I, dated 29.07.2013. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.2,73,164/- (Rupees two lakhs seventy three thousand one hundred and sixty four only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **16.12.2013**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.S.K.JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.

The District Collector, Nalgonda District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Metropolitan Development Plan – 2031, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.537, Part-I, dated 29.07.2013 as required by sub-section (3) of the said section.

VARIATION

The site in Sy.Nos.126(P) & 131(P) of Malkapur (V), Choutuppal (M), Nalgonda District to an extent of 6070.30 Sq. Mtrs, which is presently earmarked for Residential use in the notified Metropolitan Development Plan – 2031, is now designated as Industrial use (only for green category of Industries), subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the owner / applicant shall approach the Municipal authorities for obtaining permission after demolition of the existing buildings after obtaining clearances if any required from ULC authorities.
13. the applicant shall provide 9 Mtrs green buffer towards designated Residential use in order to segregate Industrial activity from the Residential activity.
14. the applicant shall provide the 40'-0" wide black topped approach road to the site under reference (before confirmation of draft variation) from the nearest main road i.e from NH – 9 up to the applicant's site and same be informed to this office along with photographs.
15. the applicant shall comply the conditions laid down in the G.O.Ms.No.168, MA , dated: 07.04.2012.
16. the industry shall comply with general standards notified by the Ministry of Environment & Forest, Government of India.

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17. Necessary clearance from the Fire Services and Industries department needs to be furnished at the time of building permission.
18. the applicant shall comply the conditions laid down in the O.No:MLG – 542/PCB/ZO/RCP/CFE/2012, dt: 18.12.2012 issued by APPCB.
19. the applicant shall develop thick green belt with growing trees in all the vacant places within the plant premises.
20. all the required measures shall be taken to ensure that there is no perceptible odour outside of the industry premises.
21. in case of expansion or any change in manufacturing process raw materials or products a fresh application shall be submitted.
22. the proposed activity is permitted only for green category of Industries as per rules.
23. the applicant shall not discharge the solid or liquid effluents into the water body.
24. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH	:	Sy.No.131/P of Malkapur (V).
SOUTH	:	Sy.No.123 of Malkapur (V).
EAST	:	Existing 40'-0" wide Gravel road.
WEST	:	Sy.Nos.126/P, 127 & 131/P of Malkapur (V).

**Dr.S.K.JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER